DEPARTMENT OF THE NAVY
ENGINEERING FIELD ACTIVITY, NORTHEAST
NAVAL FACILITIES ENGINEERING COMMAND
10 INDUSTRIAL HIGHWAY
MAIL STOP, #82
LESTER, PA 19113-2090

5090 IN REPLY REFER TO
Code EV13/EAG

MEMORANDUM FOR THE RECORD

Subj: FINDING OF SUITABILITY TO TRANSFER (FOST): IMPROVED PORTION OF COREA OPERATIONS SITE (IMPROVED PORTION), NAVAL SECURITY GROUP ACTIVITY WINTER HARBOR (NSGAWH), MAINE

Ref: (a) DON ASN Memorandum: Environmental Procedures Applicable to Non-BRAC Real Estate Action, of 22 Dec 93
(b) Environmental Baseline Survey for Transfer (EBST) for NSGA Winter Harbor, Corea Operations Site, of Nov 2000
(c) Environmental Site Assessment Report (ESA) for NSGA Winter Harbor, of Mar 02

Encl: (1) NSGA Winter Harbor, Corea Operations Site, Map of Area to be Transferred
(2) Univ. of Maine System Email of 8 Nov 05

1. In accordance with reference (a), this memorandum is provided to document the finding that the subject property is environmentally suitable for transfer. The Environmental Baseline Survey for Transfer (EBST), reference (b), describes the location and condition of the subject property. The Corea Operations Site of the Naval Security Group Activity, Winter Harbor (NSGAWH), Maine is located in the village of Corea in the town of Gouldsboro. The property to be transferred under this Finding of Suitability to Transfer (FOST) consists of 40.47 acres of land. Located on this property are Buildings 85 and 153 and their associated support buildings, the septic leach field area at building 85, the former Wullenweber Antenna Array area, and the main access road that begins at Route 195 and ends at Building 85. Additionally, there are two easements being granted as part of this property transfer. An easement shall be granted containing two separate 30-foot wide rights-of-way (from Building 85 to the Atlantic Ocean as well as from Building 153 to the Atlantic Ocean), along with 20-foot wide construction easements abutting each right-of-way, for the purpose of intake and discharge of seawater lines, with supporting utilities. Furthermore, a 30-foot wide easement shall be granted for access to the perimeter road along the western portion of the former Wullenweber Antenna Array.

2. Enclosure (1) provides a Site Map of the subject property to be transferred, including easements, which totals 40.47 acres. The improved portion of the property will be transferred to the University of Maine System, a body politic and corporate and an instrumentality

and agency of the State of Maine (herein referred to as the University of Maine System). Its proposed future use is aquaculture and other appropriate marine-related activities.

3. As part of the EBST, the following environmental factors were evaluated:

Asbestos: An asbestos survey and inspection was conducted at NSGAWH in 1992. The presence of asbestos containing materials (ACM) was confirmed in floor tile and mastic in Buildings 153 and 85. NSGAWH is currently managing asbestos under an Asbestos Operations and Maintenance Plan (dated August 1998). Should the ACM become friable, accessible and damaged, it would require repair or removal as appropriate. Asbestos must be managed in accordance with all applicable regulations. Prior to performing renovation or demolition, additional testing for ACM is required per the Clean Air Act, Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAPS), 40 CFR 61, Subpart M. In accordance with enclosure (2), the University of Maine System has agreed to assume responsibility for the management of ACM.

Lead Paint: During a 1996 Facility Condition Inspection, paint chip samples were collected from various locations at the Corea Operations Site. Results listed in the EBST identified the presence of lead on the exterior of both Buildings 85 and 153. Lead paint must be managed in accordance with all applicable regulations. Therefore, additional testing will be required prior to performing renovation or demolition work in compliance with 29 CFR 1926.62, OSHA Lead in the Construction Industry. In accordance with enclosure (2), the University of Maine System has agreed to assume responsibility for the management of lead paint.

Pesticides: As part of the Environmental Site Assessment, reference (c), surface soil and groundwater samples were collected at the former Wullenweber Antenna Array Area as well as the ground surrounding the former Antenna Array to determine impacts from historical herbicide and wood preservative applications. No herbicides were detected in any of the samples collected at the former Wullenweber Antenna area. Soil samples from the ground surrounding the Antenna Array were analyzed for Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs). None of the results were above the Maine Maximum Exposure Limit (MEL). Therefore, no further action is necessary.

Radon: Building 153 was tested for radon. In December 1994, a review of diagnostics results and data indicated that radon levels for Building 153 were below the EPA Recommended Action Guideline of 4 pCi/L and that there was no need to install a radon mitigation system. No further action is required.

Storage Tanks: Petroleum products have historically been stored in both underground and aboveground storage tanks at Corea. All

underground storage tanks (USTs) have either been removed or emptied and temporarily placed out of service by the Navy at the Corea site. One 8000-gallon UST was removed in April 2002. Three USTs, with volumes of 2500, 6000, and 6000 gallons, were placed temporarily out of service in 2002. There are four remaining aboveground storage tanks (ASTs) at the Corea site, which have been emptied of all contents. These ASTs had stored fuel to service the heating systems for the buildings. Past petroleum spills were minor with corrective actions taken and are documented in reference (c). In accordance with enclosure (2), the University of Maine System has agreed to assume responsibility for the registration and management of all tanks upon transfer of the property.

Water and Wastewater: Gross Alpha radioactivity was detected in site groundwater at Corea. The radioactivity is caused by the geology of the area and is a naturally occurring element. Due to this naturally occurring gross alpha concentration, groundwater at the Corea Operations Site is unfit for drinking water use. In the past, the Navy used a tanker truck to transport treated drinking water to Corea. On site wells provide non-potable water only.

Wastewater is discharged from Buildings 85 and 153 into their associated septic tanks and leach fields. During the EBST, base personnel mentioned the possibility that during the 1960s and 1970s the parts degreaser (1,1, -1 Trichloroethane) may have been discharged from Building 85 into the septic tank and leach field. Follow-up sampling, as documented in the Environmental Site Assessment, reference (c), was conducted at both the Building 85 and 153 septic tank and leach field. The septic tanks contents were emptied and the contents sampled. Soil and groundwater samples were taken at each leach field.

Building 85 septic tank samples and leach field soil and groundwater samples were analyzed for VOCs, SVOCs and metals. Building 153 septic tank and leach field samples were analyzed for VOCs and metals. In the septic tank samples, various metals and volatile compounds were detected. However, the detection of these contaminants does not pose an exposure risk. Groundwater samples taken at the Corea site had a detectable concentration of aluminum, arsenic, manganese, selenium and sodium in exceedance of the Maine Maximum Exposure Guideline (MEG). These metals are typically found in groundwater. Since use of groundwater as a drinking source is not expected, no further action is necessary.

Other Environmental Factors: As part of the EBST, the following additional factors were evaluated: hazardous waste, medical or biohazardous waste, polychlorinated biphenyls (PCBs), radioactive and mixed waste and ordnance. No further action is required.

4. Based on the above and references (b) and (c), there has been no release or disposal of hazardous substances on the property. No

CERCLA-regulated hazardous substances are known to have been used or stored by the Navy on the property to be transferred; therefore a CERCLA notice is not warranted.

5. The Maine Department of Environmental Protection has been advised of the proposed transfer and has been provided with the EBST, ESA and this FOST. Comments from the regulatory agencies have been reviewed and incorporated as appropriate into this document as well as references (b) and (c).

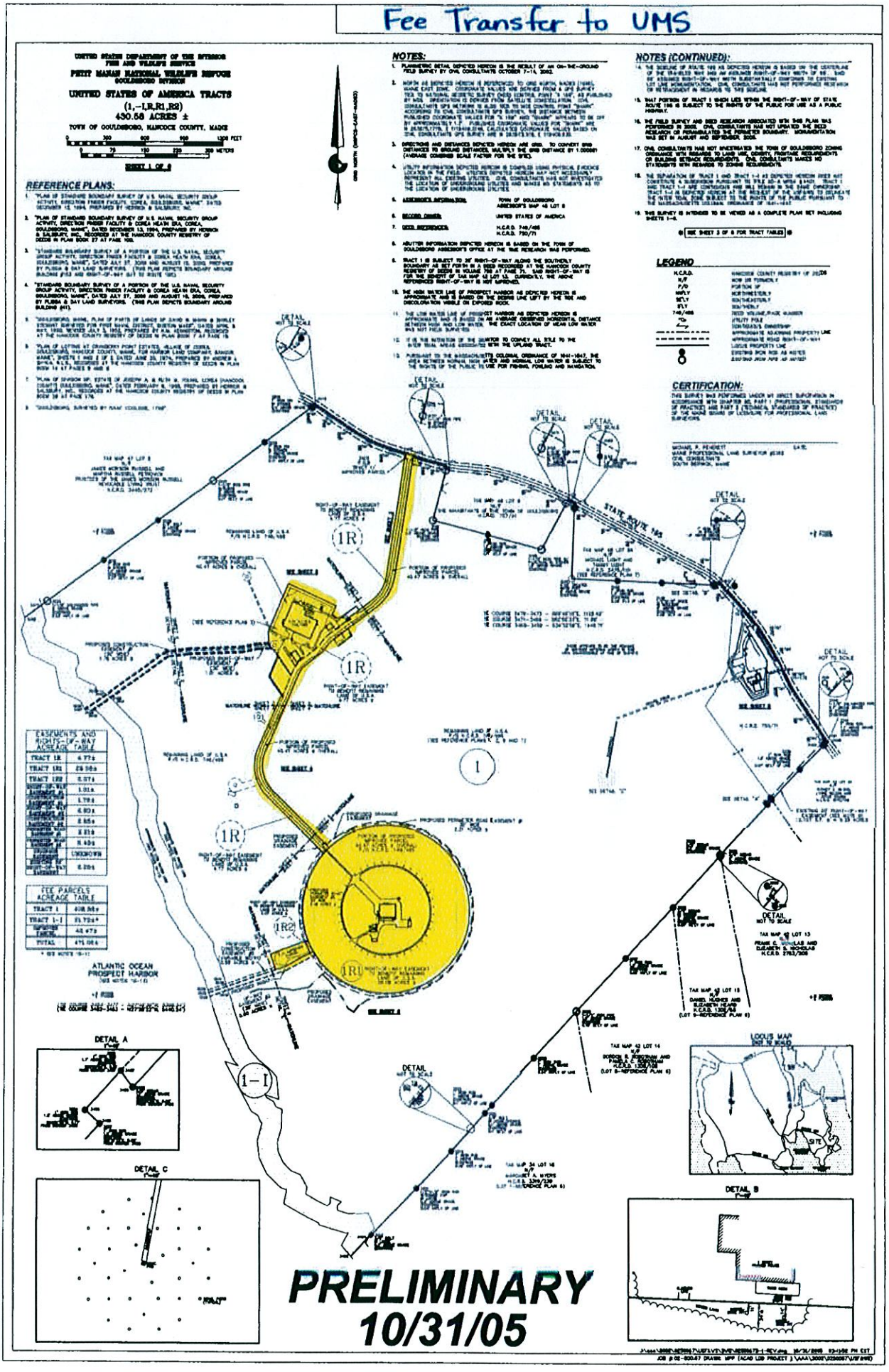
6. I hereby find that the property is suitable for transfer. Environmental requirements have been addressed. The record of information before me, which was compiled after diligent inquiry, supports the conclusion that the transfer will not result in risk to human health or the environment.

7. References (b) and (c) and this FOST shall be attached to and made part of the transfer agreement and shall be required to be included as part of any transfer with any other party.

10 Nov 2005
Date

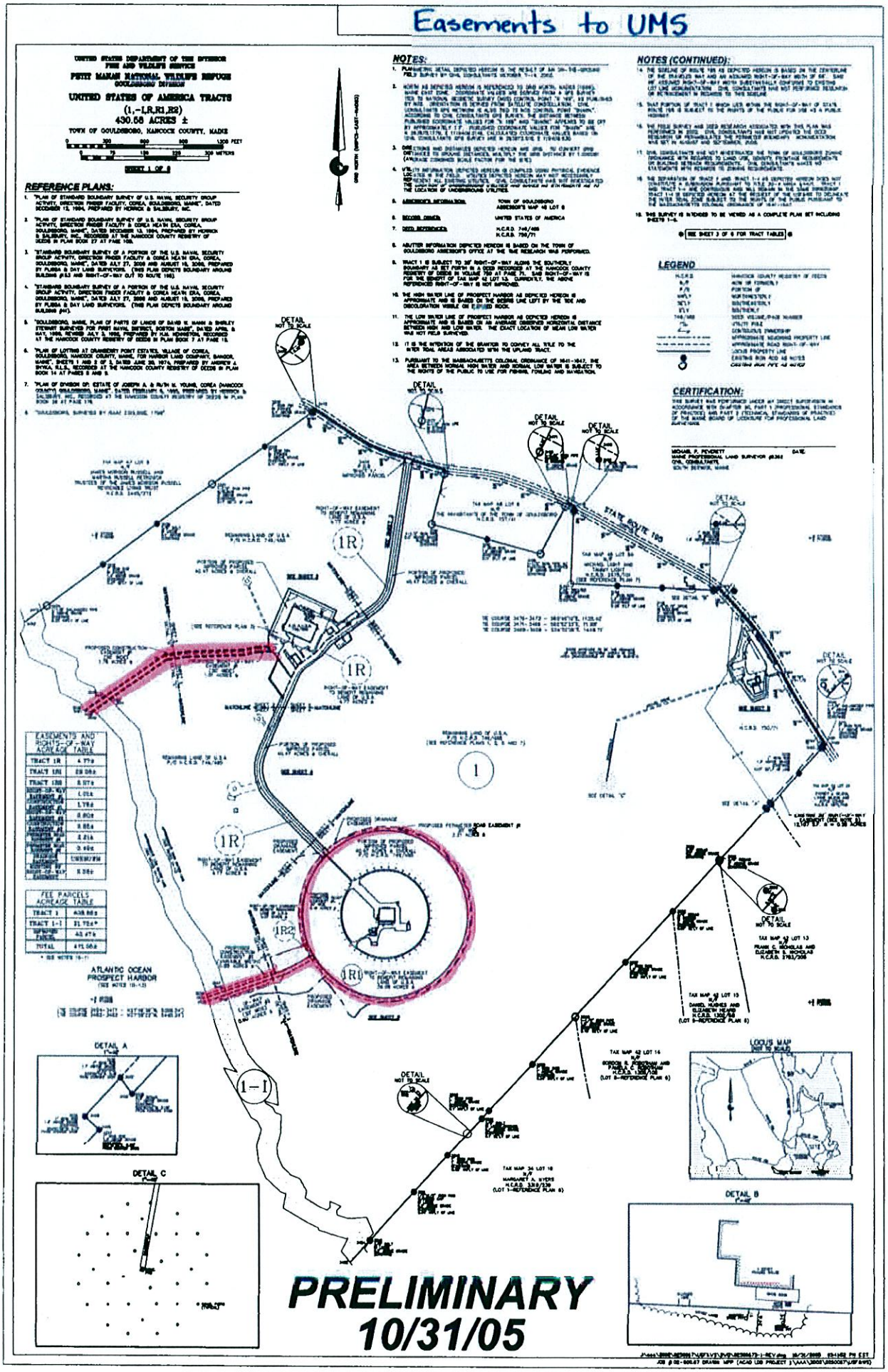
J. F. STADER
Captain, CEC, U.S. Navy
Commanding Officer
Engineering Field Activity Northeast
Naval Facilities Engineering Command

Fee Transfer to UMS



Enclosure (1)

Easements to UMS



Glancey, Elizabeth A. CIV ENGFLDACTNORTHEAST EV13

From: Glancey, Elizabeth A. CIV ENGFLDACTNORTHEAST EV13
Sent: Wednesday, November 09, 2005 6:49 AM
To: Glancey, Elizabeth A. CIV ENGFLDACTNORTHEAST EV13
Subject: FW: Corea FOST concurrence

-----Original Message-----
From: Jake Ward [mailto:jsward@maine.edu]
Sent: Tuesday, November 08, 2005 18:01
To: Glancey, Elizabeth A. CIV ENGFLDACTNORTHEAST EV13
Subject: Re: Corea FOST concurrence

Liz,

I spoke with Kelly Wiltbank and he and I concur with the terms of the FOST.

Thanks

Jake

Enclosure (2)